



5 A/B, C&D Enterprise Court, Lakes Road, Braintree, CM7 3QS



- **Gross Area – 3,388 - 17,874 sq.ft (315 - 1,660 sq.m)**
- **Site Area - 0.8375 Acres (0.338 Acres)**
- **Available as a Whole or In Parts**
- **High Specification Offices**
- **Large Secure loading yard**
- **Ample parking**
- **Electric Charging Points**

Accommodation

According to our calculations, the units have the following Gross Internal Areas:

Unit 5A/B

Ground Floor	2,357 sq. ft	
Mezzanine	1,031 sq. ft	
		3,388 sq. ft

Unit 5C

Ground Floor	4,463 sq. ft	
Mezzanine	3,822 sq. ft	
		8,285 sq. ft

Unit 5D

Lower Ground Floor	2,728 sq. ft	
Ground Floor	2,948 sq. ft	
First Floor Office	525 sq. ft	
		6,201 sq. ft

GROSS INTERNAL AREA **17,874sq. ft(1,660sq.m)**

Site Area - 0.8375 Acres (0.338 Acres)



Location

Braintree is a growing market town with a population of around 45,000. The town enjoys excellent transport links via the busy A120 some 15 miles west of Colchester, 15 miles east of Stansted Airport/M11 and north of Chelmsford via the A131. The town has direct rail links into London Liverpool Street with a journey time of around 1 hour.

Enterprise Court, situated just off Lakes Road, the main access route between the town centre and the Freeport Designer Outlet Village which links to the A120 is one of the town's main employment areas containing a range of industrial and office occupiers including Royal Mail, Wickes, Halfords, Travis Perkins and Screwfix.

Description

The property comprises a complex of high quality industrial/office buildings set within a secure site with a large loading yard to the rear.

Two semi-detached buildings are of steel frame construction with full height brick infill elevations beneath a pitched, metal sheet roof with translucent roof lights and full height corrugated steel cladding. One building offers high specification offices with a fitted mezzanine benefiting from excellent natural light via high bay glazing, air conditioning, fitted mezzanine, lighting, canteen and wc facilities.

Adjoining this, the warehouse building is over ground and full mezzanine levels benefiting from a roller shutter (4.6m x 4.6m) and concertina loading door (7.1m x 9m), eaves height of 8.3m (13.3m to ridge) and air conditioning throughout.

The front detached warehouse benefits from warm gas heating, roller shutter loading door, mezzanine, 3.7m eaves height and radiators to the offices.

Access into the site is via a secure barrier leading to a large secure yard to the rear via a driveway which can provide for up to 40 cars with circa 18 parking spaces to the side and front of the site including four electric charging points.





Town Planning

The property is situated in an established employment area and is understood to benefit from an established Industrial/Warehouse and Office use.

Interested parties are advised to contact Braintree Council on 01376 552525.

Rateable Value

The units appear in the Valuation List with the following Rateable Values:

5A/B Workshop and Premises:	£19,250
5C/D Warehouse and Premises:	£74,500

Services

Unit 5a/b – gas, electric, mains water, sewage

Unit 5c – electric, mains water, sewage

Unit 5d – electric, mains water, sewage

Asking Price

The Units are available to purchase Freehold with Vacant Possession at an asking price of £2.25m (Two Million Two Hundred and Twenty-Five Thousand Pounds) or individually as follows:

Unit A/B	£375,000 (Three Hundred and Seventy-Five Thousand Pounds)
Unit C	£1.05m (One Million and Fifty Thousand Pounds)
Unit D	£900,000 (Nine Hundred Thousand Pounds)

VAT

The property is elected for VAT.

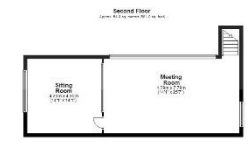
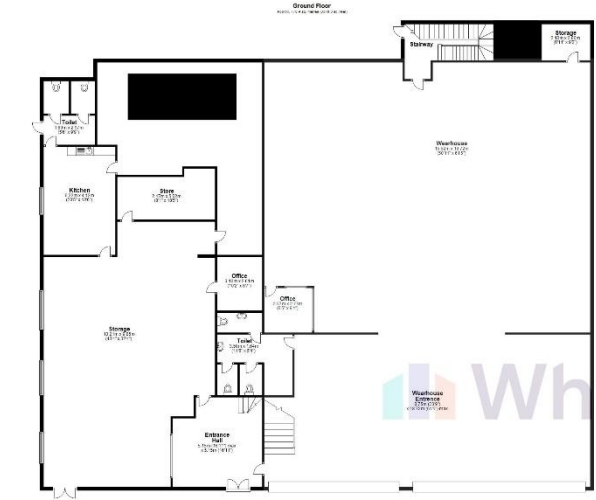
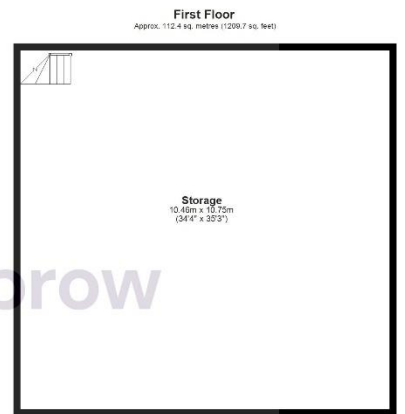
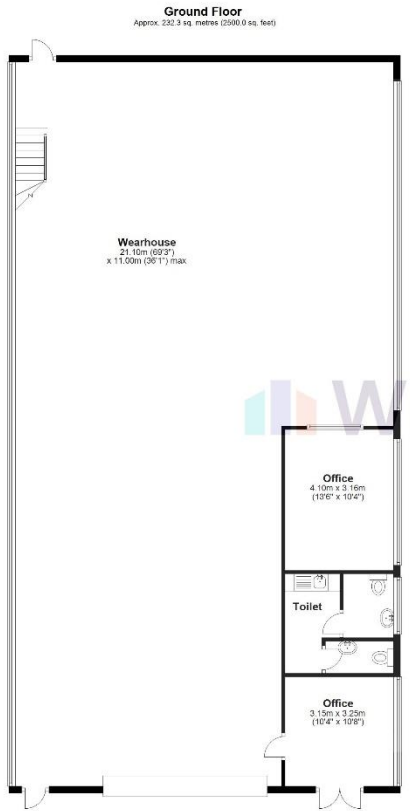
Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

EPC

The property has an EPC Rating of: C71





Total area: approx. 344.6 sq. metres (3709.6 sq. feet)

Total area: approx. 140.9 sq. metres (1520.7 sq. feet)



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